

# TOWN OF PARADISE VALLEY

Phoenix Country Day School  
Administration Building, Signage, &  
Fencing

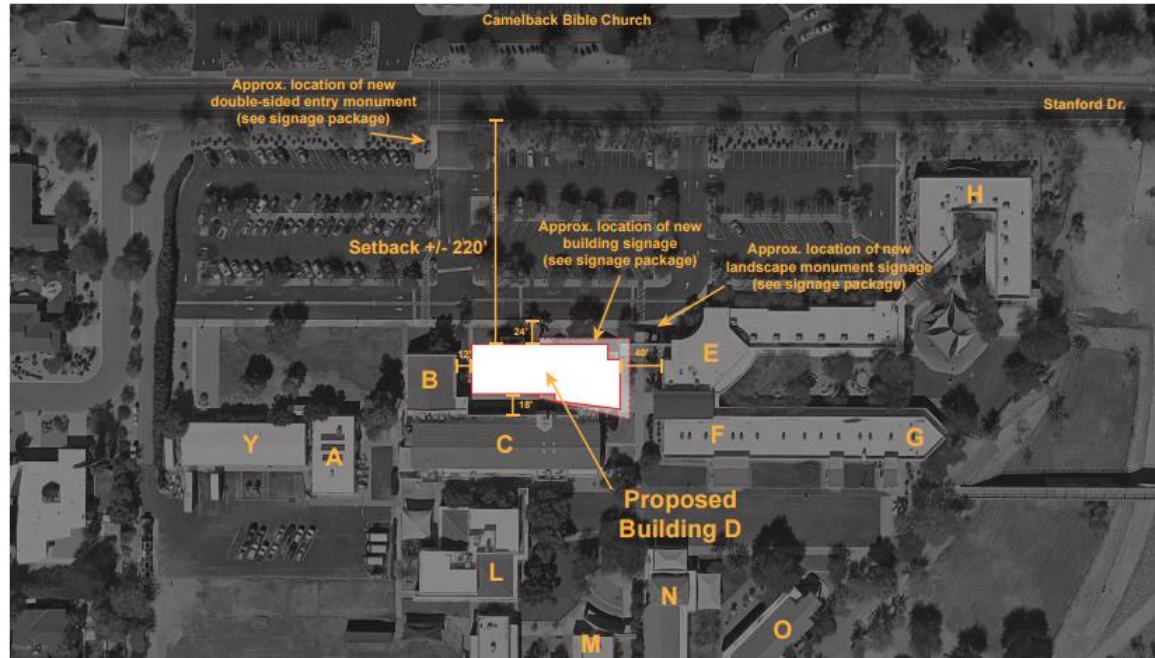
Town Council  
May 25, 2017



# Request

New

- Administration Building
- Fencing
- Signage



# Vicinity Map

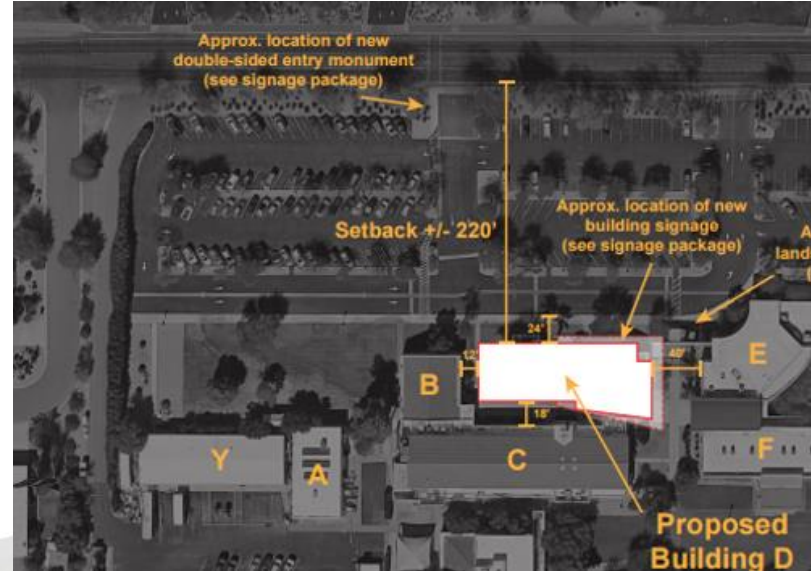


# Administration Building

- 20 feet in maximum height
- 9,935 square feet in size. Replacing existing 2,700 square foot building.
  - 7908 square feet in size with an additional 2027 square feet of covered exterior space
- Setback approximately 220' from Stanford Drive in the same location as the existing administration building.



# Location of Admin Bldg







1 STREET VIEW - "BEFORE"



2 STREET VIEW - "AFTER"



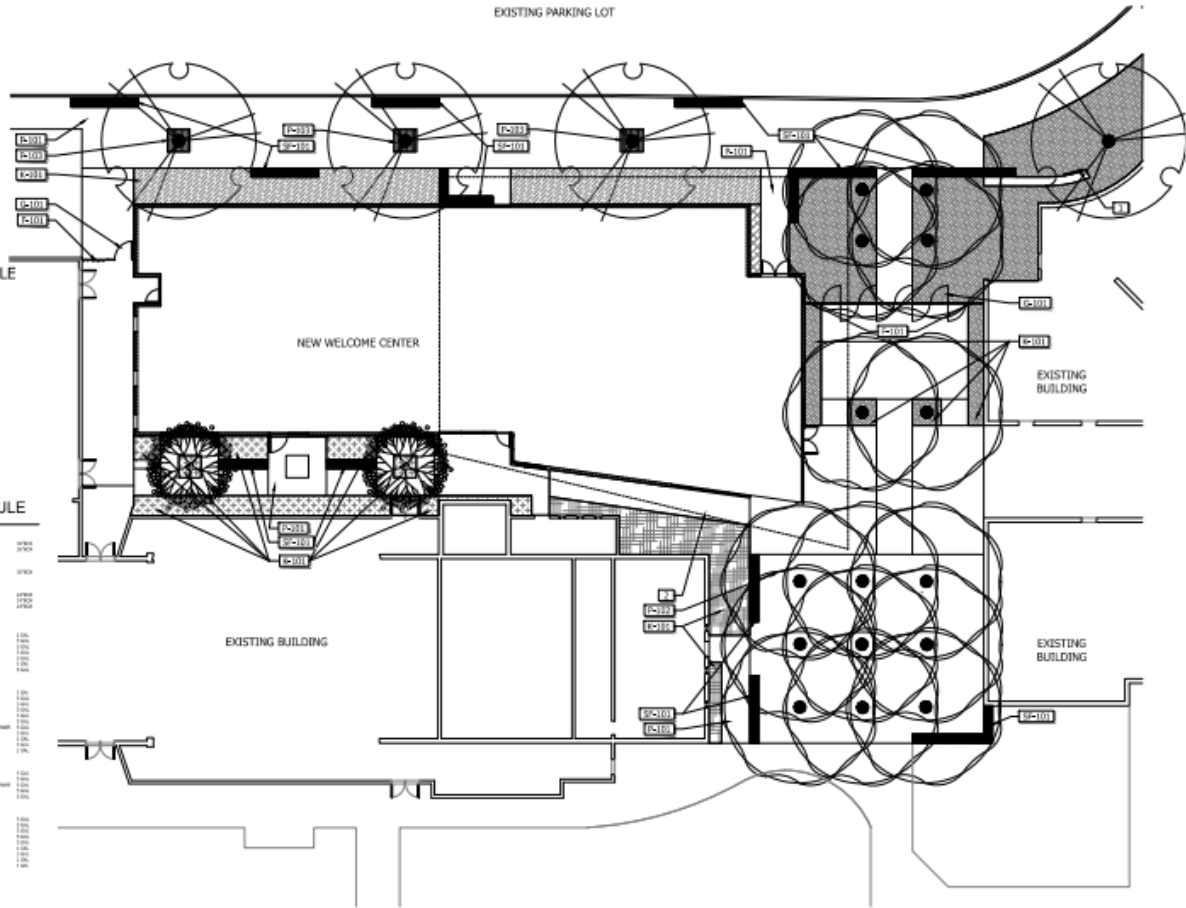
3 VIEW FROM PARKING LOT



4 VIEW OF ENTRY



EXISTING PARKING LOT



REFERENCE NOTES SCHEDULE

- 1.01 EXISTING CONCRETE
- 2.01 EXISTING CONCRETE
- 3.01 EXISTING CONCRETE
- 4.01 EXISTING CONCRETE
- 5.01 EXISTING CONCRETE
- 6.01 EXISTING CONCRETE
- 7.01 EXISTING CONCRETE
- 8.01 EXISTING CONCRETE
- 9.01 EXISTING CONCRETE
- 10.01 EXISTING CONCRETE
- 11.01 EXISTING CONCRETE
- 12.01 EXISTING CONCRETE
- 13.01 EXISTING CONCRETE
- 14.01 EXISTING CONCRETE
- 15.01 EXISTING CONCRETE
- 16.01 EXISTING CONCRETE
- 17.01 EXISTING CONCRETE
- 18.01 EXISTING CONCRETE
- 19.01 EXISTING CONCRETE
- 20.01 EXISTING CONCRETE

CONCEPT PLANT SCHEDULE

Symbol	Description	Quantity
	1.01 EXISTING CONCRETE	1000
	2.01 EXISTING CONCRETE	1000
	3.01 EXISTING CONCRETE	1000
	4.01 EXISTING CONCRETE	1000
	5.01 EXISTING CONCRETE	1000
	6.01 EXISTING CONCRETE	1000
	7.01 EXISTING CONCRETE	1000
	8.01 EXISTING CONCRETE	1000
	9.01 EXISTING CONCRETE	1000
	10.01 EXISTING CONCRETE	1000
	11.01 EXISTING CONCRETE	1000
	12.01 EXISTING CONCRETE	1000
	13.01 EXISTING CONCRETE	1000
	14.01 EXISTING CONCRETE	1000
	15.01 EXISTING CONCRETE	1000
	16.01 EXISTING CONCRETE	1000
	17.01 EXISTING CONCRETE	1000
	18.01 EXISTING CONCRETE	1000
	19.01 EXISTING CONCRETE	1000
	20.01 EXISTING CONCRETE	1000

ARCHITECTON

ARCHITECTON  
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 WWW.ARCHITECTON.COM



PHOENIX COUNTRY DAY SCHOOL  
 - WELCOME CENTER -  
 PRELIMINARY LANDSCAPE PLAN  
 3881 N. BROADWAY, PHOENIX, AZ 85018

Scale: 1/8" = 1'-0"

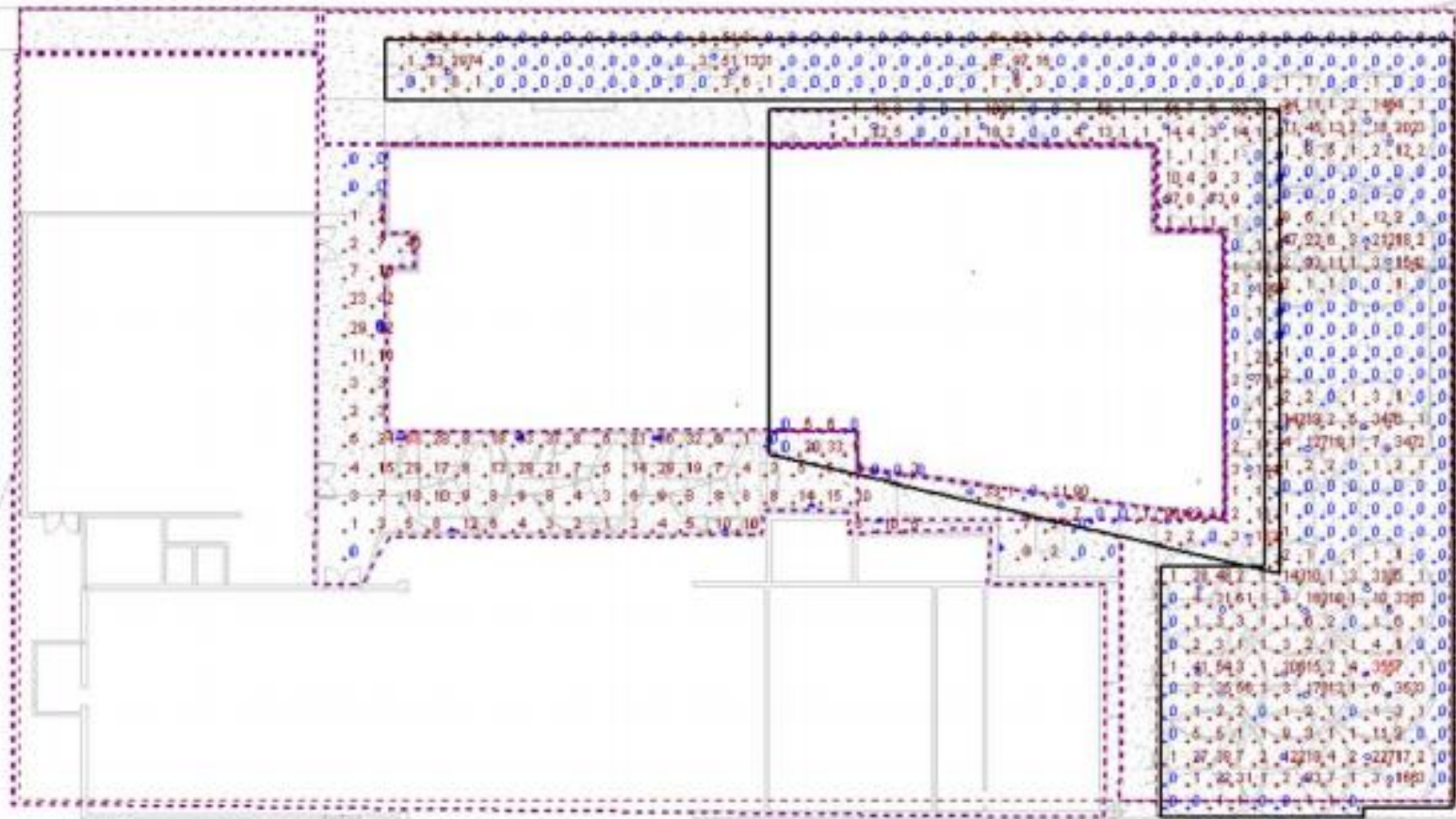


Landscape Architect of



PHOENIX COUNTRY DAY SCHOOL - WELCOME CENTER - PRELIMINARY LANDSCAPE PLAN  
 PROJECT NO. 2018-001  
 DATE: 08/15/2018  
 DRAWN BY: J. BROWN  
 CHECKED BY: M. BROWN  
 APPROVED BY: M. BROWN





# Signage

- A new sign corner of Stanford and 40<sup>th</sup> Street. Replacing an existing sign
- An additional sign is proposed along Stanford at the main entrance to the school
- Ground mounted sign in front of the building
- Identification signage proposed on administration building

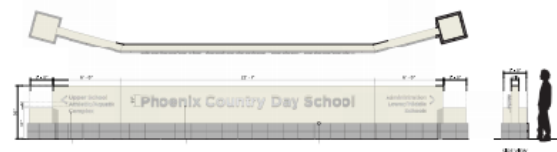
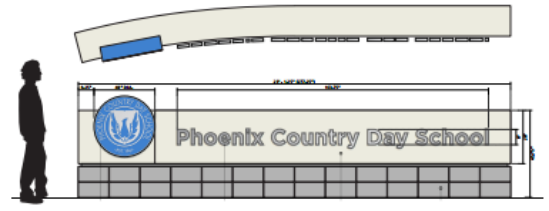
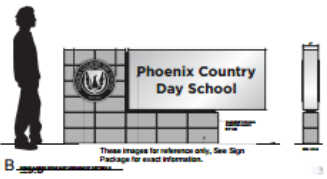
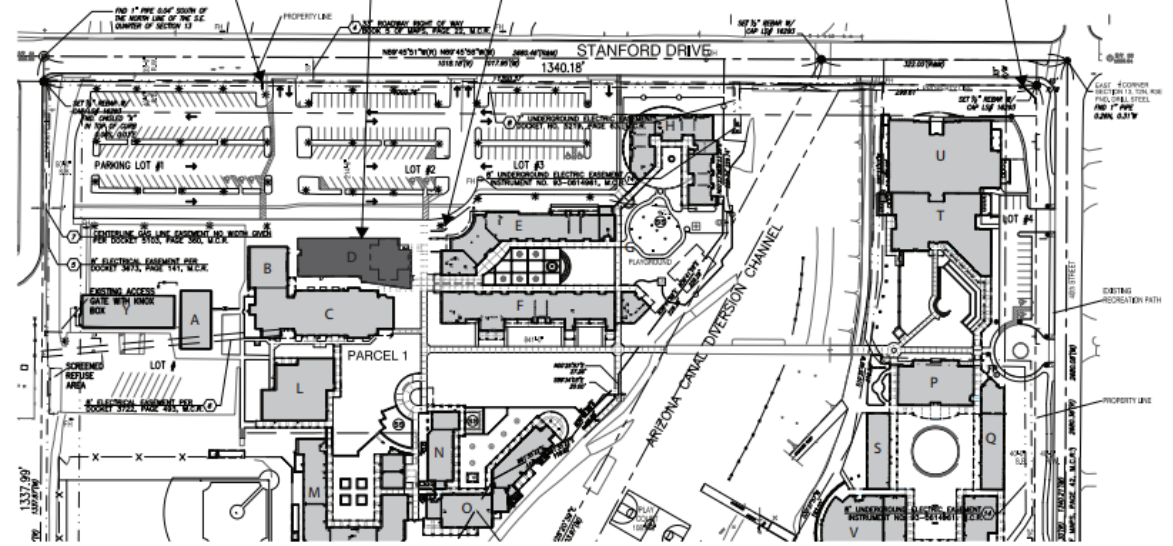


New Driveway Monument Sign B, see sign package for exact information. PCDS will work with PV Engineering for exact location of sign.

THIS PROJECT

New campus sign A, see sign package for exact details.

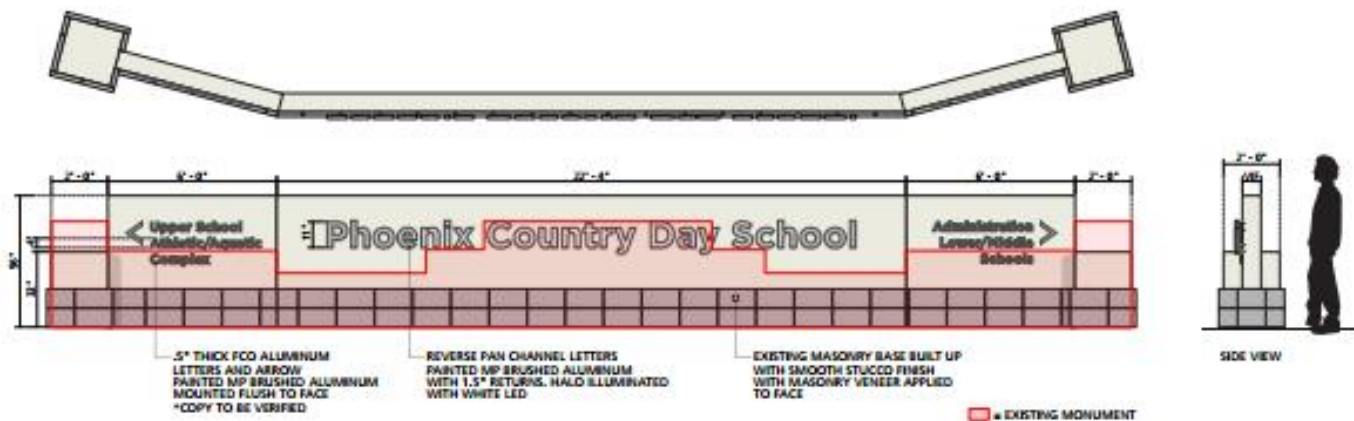
New Campus Monument Sign C, to be built on the foundation and walls of the existing sign. See Sign package for details of new sign.



A UNDERGROUND MONUMENT SIGN OPTION

C UNDERGROUND MONUMENT SIGN OPTION





**ENTRY MONUMENT REFACE | OPTION C**

scale 1/8" = 1'-0"



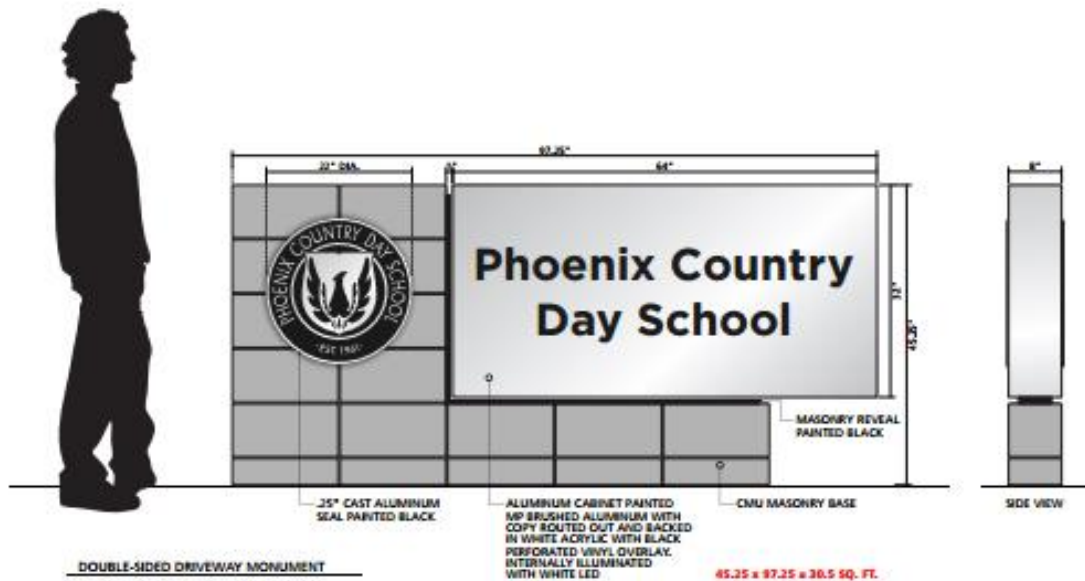
EXISTING SIGN



ILLUMINATED NIGHTTIME VIEW

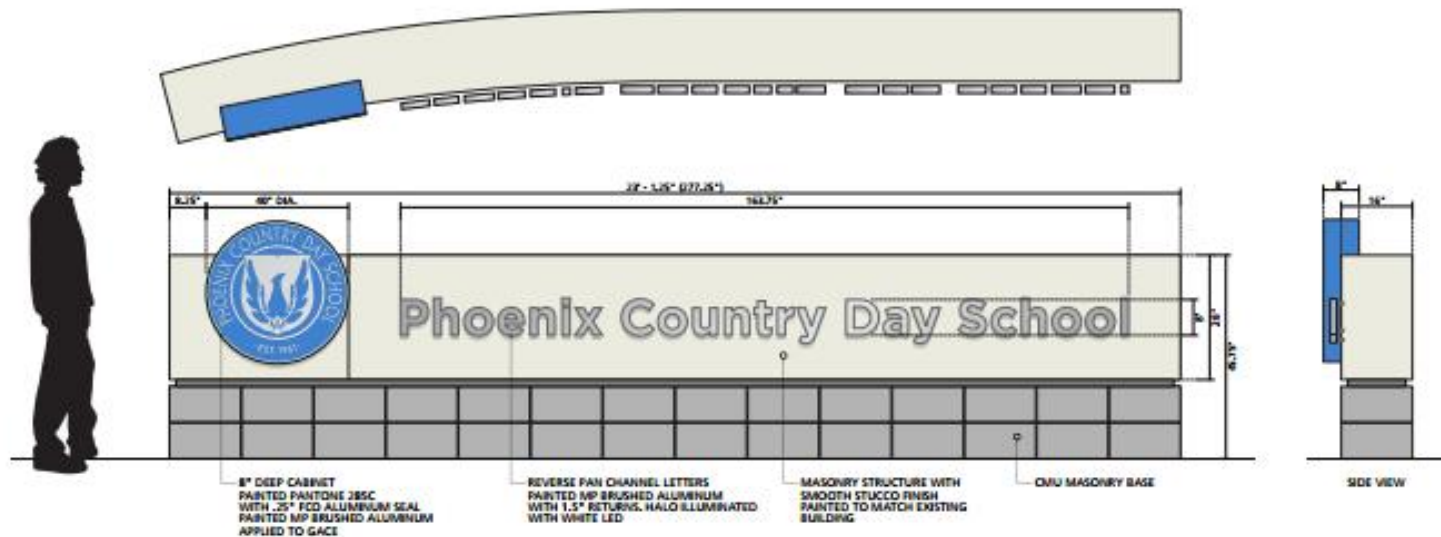


PROPOSED SIGN



ILLUMINATED NIGHTTIME VIEW

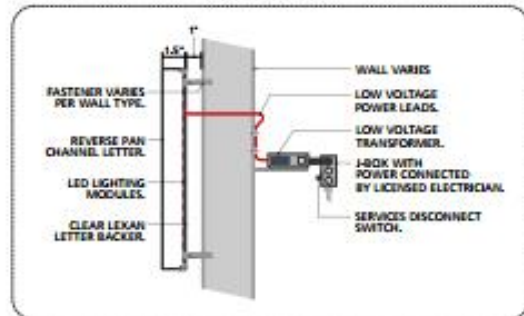




LANDSCAPE MONUMENT | OPTION A

width: 10' x 1'-6"

ELECTRICAL DETAIL

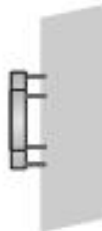


ILLUMINATED NIGHT VIEW



12'-0" (3053)

# Shepard Welcome Center



REVERSE PAN CHANNEL LETTERS PAINTED MATTHEWS BRUSHED ALUMINUM  
WITH 1.5" RETURNS. HALO ILLUMINATED WITH WHITE LED.

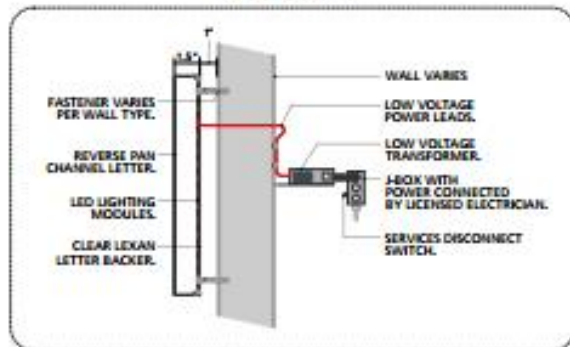
WELCOME CENTER ID

12001 1" x 1'-0"



ILLUMINATED NIGHTVIEW

ELECTRICAL DETAIL



EXAMPLE OF LETTERS

# Fencing

- For security new fencing is proposed between the administration building and the buildings on each side
- Fencing will match the existing fencing throughout the campus
- Additional fence screen will be placed at the Arts and Sciences Building



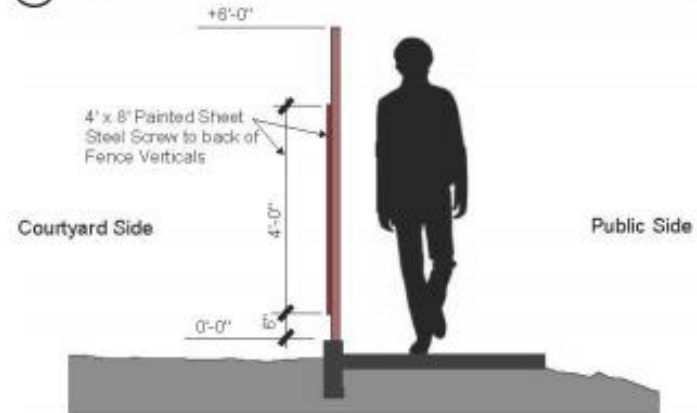




1 ARTS & SCIENCES BUILDING COURTYARD FENCE "BEFORE"



2 ARTS & SCIENCES BUILDING COURTYARD FENCE "AFTER"



3 ARTS & SCIENCES BUILDING COURTYARD FENCE



# Statement Of Direction

- The Planning Commission shall focus their review on the visible effects the amendment may have on the neighbors. In particular, the Planning Commission shall focus their review on:
  - Lighting, landscape buffers, screening of mechanical equipment, signage and height of the new administration building. Currently the building is proposed at 27 feet. Planning Commission shall review the height in light of the use; particularly, if 27' is the appropriate height for this one-story office building. Any architectural features greater than 27' shall be evaluated by the Planning Commission for appropriateness to the overall design.
  - 
  - Location, lighting, and type of proposed new signage located on the property/campus and that it shall meet all current and proposed lighting standards.
  - 
  - Excessive fencing is discouraged and shall be limited to what is needed to secure the campus. Fencing shall meet all current and proposed Zoning Ordinance standards.



# Recommendation

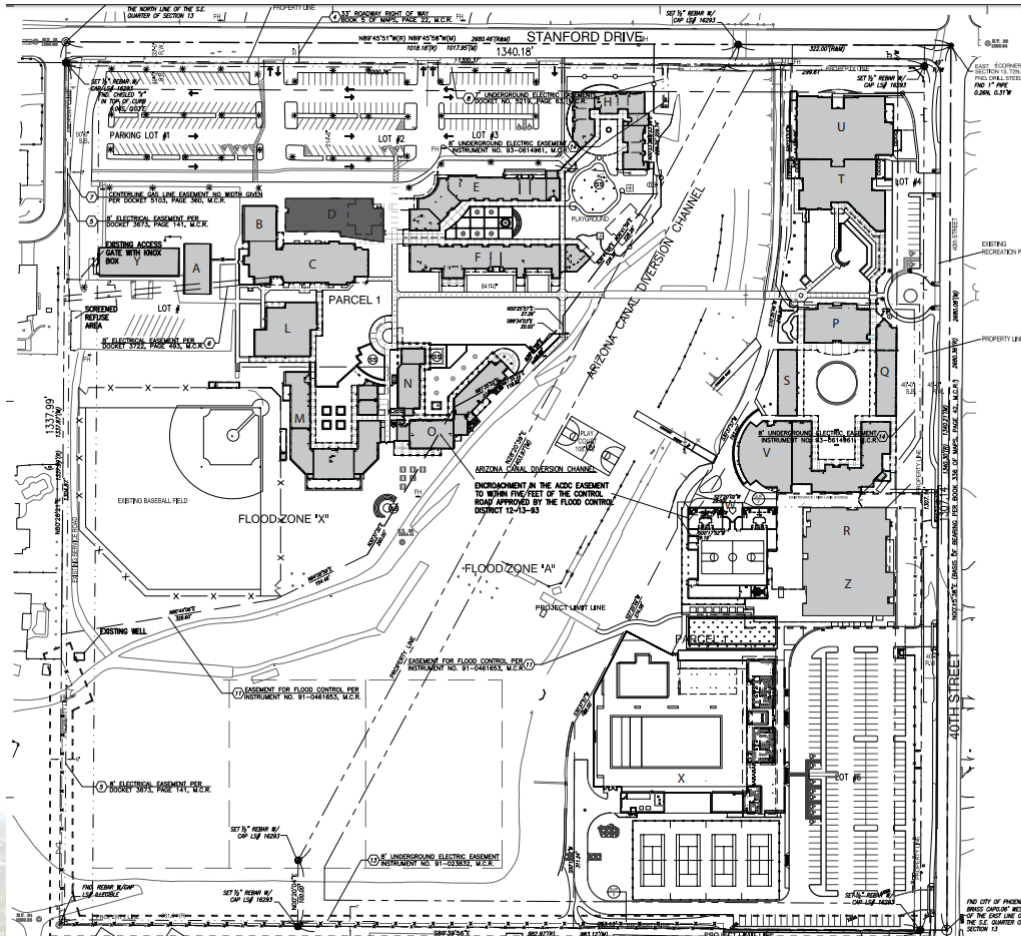
- Approval of Ordinance # 2017-04 the Intermediate Special Use Permit Amendment for Phoenix Country Day School subject to the following stipulations:

All improvements to the property shall be in substantial compliance with the following:

1. Intermediate Special Use Permit Amendment Application. Submitted November 2016. Resubmitted April 2017
2. The illumination of the proposed signs shall be turned off between the hours of 9:30 p.m. and 5:30 a.m.
3. The monument sign on Stanford shall be located outside of the American Association of State Highway and Transportation Officials (AASHTO) sight triangle.
4. The monument sign on Stanford is approved as double sided because there are three entrances along Stanford and only one sign (double sided) is proposed.
5. Landscaping shall be included at the base of the sign at the corner of Stanford and 40<sup>th</sup> Street.
6. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by this Intermediate Amendment.



# Questions?



## EXISTING CONDITIONS

BUILDING DESIGNATION	INTENDED USE	CURRENT APPROVED AREA (S.F.)	CURRENT APPROVED BUILDING HEIGHT	MEASURED GROSS BUILDING AREA (S.F.)	MEASURED EXTERIOR BUILDING HEIGHT	TOTAL LOT COVERAGE (S.F.)
A	BUSINESS	3,000	15'-0" TO PARAPET	3,040	0	3,040
B	DINING HALL	8,524	23' TO RIDGE	2,722	0	2,722
C	MULTI-USE (BURCH HALL)	20,000	23' TO RIDGE, V/TOWER OF 38'	10,009	1,092	11,701
D	ADMINISTRATION	DEMOLISHED	-	2,145	555	2,700
E	CLASSROOMS/ADMIN/SUPPORT	10,100	14' TO RIDGE, V/TOWER OF 20'	5,486	4,187	13,683
F	CLASSROOMS	9,000	13'	9,212	3,609	12,821
G	HEALTH	2,000	14' TO RIDGE, V/TOWER OF 20'	1,148	823	1,971
H	CLASSROOMS	9,000	15' TO RIDGE	7,380	2,488	9,868
I	CLASSROOMS	DEMOLISHED	-	-	-	N/A (DEMOLISHED)
J	CLASSROOMS	DEMOLISHED	-	-	-	N/A (DEMOLISHED)
L	MUSIC	6,500	20'	6,518	2,084	8,602
M	CLASSROOMS	11,800	N/A	11,887	4,054	15,941
N	CLASSROOMS	3,280	VARIES 11'-1", 24'	3,277	1,547	4,824
O	CLASSROOMS	7,420	VARIES 11'-1", 24'	7,379	3,030	10,415
P	LIBRARY	5,700	VARIES 15' TO 20' TO RIDGE	6,835	3,095	9,900
Q	CLASSROOMS/OFFICE	4,300	17'-8" TO RIDGE	2,880	969	3,849
R	CLASSROOMS/STL. CTRL.	9,900	VARIES 22' TO RIDGE	9,486	3,832	13,318
S	CLASSROOMS	3,000	17'-8" TO RIDGE	3,000	986	3,986
T	SCIENCE	9,500	VARIES 16'-10", 20'	9,508	1,887	11,395
U	ART	13,000	VARIES 16'-18'	13,281	973	14,254
V	AUDITORIUM	7,000	27'	7,003	1,643	8,646
W	GYMNASIUMS/OFFICE	16,400	VARIES TO 38'-4" TO PARAPET	16,303	5,242	21,785
X	GYMNASIUM CENTER	17,343	VARIES 18' MAXIMUM	9,506	8,337	17,343
Y	MAINTENANCE	5,040	-	5,075	0	5,075
Z	GYMNASIUM EXPANSION	25,599	38' MAXIMUM	20,779	5,820	26,599
-	GUARDHOUSE	50	10'	56	0	56
-	DOGOUTS	884	-	199	909	909
TOTAL		189,078		178,934	87,029	235,973

## EXISTING LOT COVERAGE RATIO

LOT COVERAGE	235,973 S.F.
SITE AREA (NET)	1,700,420 S.F.
LOT COVERAGE RATIO	235,973 S.F. / 1,700,420 S.F. = 13.88%

## THIS PROJECT: PROPOSED ADMINISTRATION BUILDING

### CHANGES TO BUILDING AREAS AND LOT COVERAGE (INTERMEDIATE AMENDMENT)

PROPOSED ADMINISTRATION BUILDING	
GROSS BUILDING AREA	7,908 S.F.
COVERED EXTERIOR AREA	2,027 S.F.
TOTAL PROPOSED	7,908 S.F. + 2,027 S.F. = 9,935 S.F.
NEW LOT COVERAGE	235,973 S.F. + 9,935 S.F. = 245,908 S.F.
% CHANGE IN LOT COVERAGE	9,935 S.F. / 1,700,420 S.F. = +0.58%
CURRENT LOT COVERAGE RATIO	235,973 S.F. / 1,700,420 S.F. = 13.88%
PROPOSED LOT COVERAGE RATIO	245,908 S.F. / 1,700,420 S.F. = 14.46%

### DESCRIPTION OF WORK

NEW 7,908 SF ADMINISTRATION BUILDING, 2,027 SF COVERED EXTERIOR AREA, REPLACEMENT OF EXISTING SECURITY FENCING

### PROPERTY DESCRIPTION

THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GRAND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, AZ REFERENCES IN BOOK 58 OF MAPS, PAGE 1, MARICOPA COUNTY RECORDS.

PHOENIX COUNTY DAY SCHOOL, MARICOPA COUNTY RECORDER'S PARCEL #S 170-08-001A & 170-08-001B

### RESPONSIBILITY FOR COMPLIANCE

THE DEVELOPMENT, CONSTRUCTION AND USAGE OF THE PROPERTY SHALL BE IN STRICT COMPLIANCE WITH THE SPECIFIC SPECIAL USE PERMIT ISSUED BY THE TOWN OF PARADISE VALLEY.

### RESOLUTION FOR COMPLIANCE

THE DEVELOPMENT, CONSTRUCTION AND USAGE OF THE PROPERTY SHALL BE IN STRICT COMPLIANCE WITH THE SPECIFIC SPECIAL USE PERMIT ISSUED BY THE TOWN OF PARADISE VALLEY.

